

Examples show how FACE works ...

These case histories have been selected to illustrate the broad range of housing types and conditions which have been successfully treated by FACE. They are broken into three groups according to building size, and each group has four cases: low cost, moderate, extensive compliance, and total rehabilitation. It is hoped that the reader can get some idea of how much code compliance would cost on his building by comparing it with the amount of work described in these cases. It should be remembered that each property owner decides how deluxe his compliance work should be. Often an owner will decide to spend two or more times the minimum amount needed to achieve code compliance, simply because he wants to improve his property.

Most of these examples utilized FACE financing. With the exception of one moderate rehabilitation cost apartment building all the cases above the low cost category utilized FACE 3% loans and/or rehabilitation grants.

Low cost code compliance

Low code compliance costs result from sound construction and good maintenance. If a building was well built and cared for the chances are good that code violations are minor, despite the building's age. In the first FACE program almost half (48%) of the buildings had compliance costs below \$600.

Moderate compliance cases

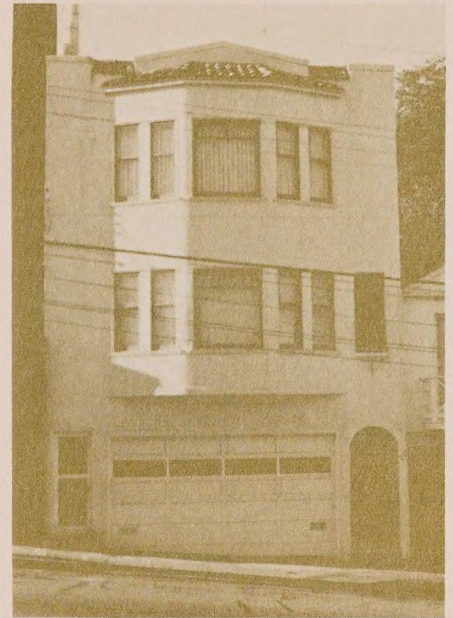
These are typical compliance cases, falling in the range of \$1,000 to \$2,000 per dwelling. As often as not the corrective work does not show; it usually consists of eliminating hazardous conditions or replacement of small scale deterioration like rotted steps, etc.

Extensive code compliance

These buildings fall in a range of \$4,000 to \$6,000 per unit, which normally means that some improvements will be visible from the street and the livability of the dwelling will be increased as well as the safety of the structure. Almost all owners utilize FACE financing when this amount of money is involved.

Total rehabilitation

When more than \$8,000 is spent per unit the improvement usually is quite obvious. For multiple dwellings to have rehabilitation costs in excess of \$7,000 per unit is unusual, but frequently a homeowner will spend up to the \$17,400 maximum per unit that FACE can finance. Multiple dwellings are generally well constructed to begin with, whereas many homes start out as cottages which get additions over the years. They may lack foundations altogether, or rest on piers and so forth. They may have all manner of make-shift "improvements" which suffer from faulty workmanship or materials, done by well meaning but untrained owner occupants. When offered 3% financing, home owners may desire to re-do the entire structure.



One and two family structures



Forty-five year old home with low repair costs

This six-room Richmond District home was well built and maintained. A few code deficiencies were found and corrected with a \$565.00 rehabilitation loan from FACE. A new garage door replaced a dilapidated old one and an electrical branch circuit and additional outlets replaced substandard wiring. The original wiring was no longer adequate to meet the demand of numerous electrical appliances used in this home today.

In addition, the owner repaired a small area of deteriorated decking by himself.

Double width door makes garage more usable

This two unit dwelling had two very narrow garage doors which needed replacement. **INSTITUTE OF GOVERNMENTAL STUDIES LIBRARY JUN 17 1986** The work involved enlarging the beam over the opening and replacing and regrading part of the sidewalk and garage floor. **UNIVERSITY OF CALIFORNIA**

The house also needed a new electrical service and several new electrical circuits for appliances and miscellaneous wiring and fixtures. The work, financed with a FACE loan, cost \$3,200.

FEDERALLY
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Small apartment buildings



Rehabilitation grant plus \$900 loan restores aging home

The owner, a pensioned widow, received a \$3,500 grant as well as the loan to finance her work. Two coats of paint, new front stairs and railing and new aluminum windows and back porch roof give the exterior a fresh look. Also the back yard was improved by removing a dilapidated old shed.

Interior improvements emphasized safety. The central girder in the basement was supported on rotting posts. New posts and piers were installed. Side



Four unit apartment gets new kitchen sinks

New sinks and cabinets with formica tops were the major improvements made to this building dating from 1916. Sprinklers were installed in the basement storage area, lights were placed in the fire exit passageway in the basement, the plaster ceiling in the basement was repaired and the fire ladder to the roof was replaced.

Total cost was \$2,200 or \$550 per unit. A FACE rehabilitation loan financed the work.

\$1,100 per unit spent on small apartment building

This five unit building, over 60 years old, had been well maintained and required little corrective work. The most costly work was for fire prevention: sprinklering the storage areas and separating them from the basement crawl spaces. The old electrical system had to be augmented with three new branch circuits, some new lighting outlets, a new electric service and meter panel and removal of some substandard wiring. Other minor repairs were made to plumbing, stairs, the roof deck and the furnace rooms.



Complete transformation of hillside house

This house had crumbling retaining walls and an unsafe carport which were removed or replaced. In addition the front stairs and rear porch were replaced. Most noticeable is the new shingle siding and the living room addition. A handsome new front door and light fixture add a distinctive touch to the house. All the old windows were replaced.

The inside of the house was painted throughout and wall patching was done.



A new heating system was installed, and minor plumbing corrections were made. Beneath the house 66 lineal feet of concrete foundation was built and the ground was covered with concrete rat proofing.

The owners received a FACE loan for \$17,000 to finance the work. As owner occupants they were able to use \$4,600 of this for improvements not required for code compliance.



Refinancing permits extensive rehabilitation and lower monthly payments

This owner occupied four unit building had several large mortgages. The payments on these plus the payments on the rehabilitation loan exceeded 20% of the owner's income, making her eligible for 20-year refinancing at 3%. Now her payments are \$48.00 below what she paid before and her building has had \$19,000 in improvements.

The repainted front and rear, new front doors and fire escape and the 14 broken windows which were replaced are the obvious changes. All the old wood windows were put into operating order and two in back were replaced with aluminum ones. New foundations were placed under the three-story back porch structure, and sidewalk repairs, step replacements, handrails, and pent-house repairs complete the list of external improvements.



Abandoned 90 year-old apartment gets artistic restoration

Water Department records indicate this three unit building was first served in 1876. Sometime in the 1930's or 40's it was remodeled, losing its Victorian decor in favor of Spanish stucco and tile. The new owner has recaptured some of its early stateliness by adding a Victorian door frame taken from a building being demolished elsewhere.

The building sat vacant several years before the owner-contractor began the restoration with a \$24,600 loan. Fires had rendered the place unlivable, but the structural shell was sound. The re-

habilitation work included all new water piping, water heaters, drainage, gas lines, electricity, heat, totally remodeled kitchens and baths, replacement of almost all wall surfaces, repainting inside and out, lowered ceilings in two units, carpeting throughout all rooms except kitchens and baths, fire proofing of the lobby and provision of a fire extinguisher, repair and replacement of all broken and unfunctioning windows and construction of new front and rear stairs.



Large apartment buildings

Inside, about two-thirds of the building was repainted. New electrical heat was installed throughout and dangerous old gas heaters were removed. A new copper water system was installed and there were miscellaneous repairs to drain piping. One of the four water heaters was replaced and all were given new flues. One apartment received new vinyl floor covering in the kitchen, toilet and bath. One apartment had a new second bath installed, another a new kitchen, and another bathroom got new tile walls. Fire prevention measures included repair of the basement ceiling plaster and fireproofing a steel beam and a lobby with wallboard and providing a fire extinguisher.



Forty years old and in excellent condition

This 12 unit building needed only \$200 worth of work, which attests to fine management and maintenance practices. A sprinkler at the bottom of the garbage chute was the only costly item, but other important though low cost corrections were made. The fire extinguisher needed recharging. A tree blocking a fire escape needed trimming. Had there been a fire these minor corrections could have been critical factors in saving lives or minimizing fire damage.

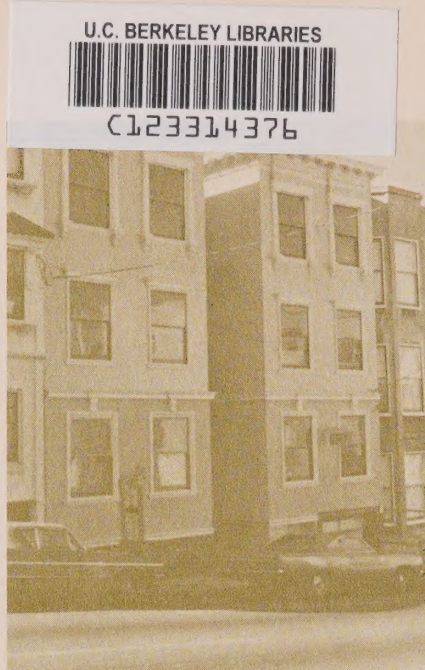
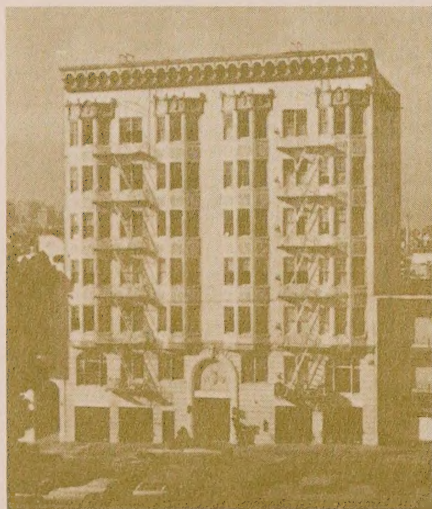
Large apartment buildings (cont.)

Less than \$1,800 per unit rejuvenates this 40 year old building

Very well built in 1928, this building had poor maintenance in recent years. The windows on the south and west had deteriorated badly, and needed replacement. As a result, 17 of the apartments have new 5' x 10' "picture" windows, and altogether 86 new aluminum windows were installed.

The appearance of the front of the building remains unchanged except for painting and repairs to wall surfaces, windows and fire escapes. The interior was repainted throughout. All 42 kitchens were modernized with new sinks and cabinets and flooring. Old built-in refrigeration units were removed and new refrigerators installed in the 14 apartments which didn't have them. The hallways of three floors were recarpeted. The garbage chute was replaced and new door locks were installed throughout the building. Minor electrical, plumbing and sidewalk repair was included in the work.

Several improvements were made for fire safety. Fire extinguishers were recharged. The stairs were closed off from the hall on each floor to prevent the spread of smoke and fire within the building. A fireproof passage was provided through the building at ground level, permitting passage to the street from rear fire stairs and escapes.



Tenants remain in building during construction

This 12 unit building had extensive work, \$4,000 worth per unit. There were six vacancies by the time the work was to start and this enabled relocating the tenants within the building as apartments were rehabilitated.

The work included new kitchens, with modern stoves and refrigerators throughout the building. Half of the baths were replaced and all were tiled and had tub enclosures installed. Most were given new washbasins and several new toilets were installed. Plaster was patched throughout the building, half the apartments were repainted and the halls and lobby were recarpeted and repainted. All the hardwood floors were refinished. All windows were repaired and made operable; some had been painted shut for years. Miscellaneous electrical repairs were made. Storage areas were sprinklered and fire extinguishers were provided. About 40 feet of foundation was raised across the rear where walls had rotted from contact with the ground.

Outside improvements included repainting after repairing and renailling the siding and trim. Fire escapes were repaired, and deteriorated stairs in the light wells were replaced with fire ladders. Old broken down fences and garbage chutes were replaced. Rubbish and debris was removed from the yards and basement. A new garage door was installed.

Total rehabilitation at \$10,000 per unit

This 15-unit building was in deplorable condition. Three of its units were uninhabitable because of extensive water damage to plaster. The back stairways were hazardously deteriorated and rotting plank floors in the basement were covered with debris.

The building's appearance was greatly improved through FACE. The exterior was repainted and a new roof was put on. All windows were replaced and those on the ground floor had protective ornamental grilles applied. The stairs were replaced along with some decking, fences and 45 feet of retaining wall. Garbage chutes were added.



Interiors were totally redone. New kitchens and baths with all the amenities were provided. All plaster walls were repaired or replaced, sprayed acoustical ceilings were put in, and all rooms were repainted. Hardwood floors were refinished and halls were carpeted. Doors and locks were replaced throughout and an entrance intercom system was provided. New light fixtures were installed as well as additional utility circuits and outlets in all kitchens and some other rooms. Water and gas piping was replaced, and a new central water heating system was put in. The steam heat system was rehabilitated and a new coin-op laundry room replaced laundry trays. The basement was ratproofed.

Department of Public Works • City & County of San Francisco

This brochure was produced with the cooperation of the Department of City Planning, June 1971.